

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	CONSILVIO JOHN A ETAL/ TRS			
Owner 2:	CONSILVIO STREITBURGER FAMILY			
Owner 3:	TRUST			
Street 1:	37 CRESCENT HILL AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CONSILVIO JOHN A/ETAL -		
Owner 2:	STREITBURGER JAN S -		
Street 1:	37 CRESCENT HILL AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	
Total AC/HA: 0.11478			Total SF/SM: 5000			Parcel LUC: 101		One Family			Prime NB Desc: ARLINGTON					Total: 399,000		Spl Credit				Total: 399,000					

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	264,900		399,000	663,900		54112
							GIS Ref
							GIS Ref
Total Card	0.115	264,900		399,000	663,900	Entered Lot Size	
Total Parcel	0.115	264,900		399,000	663,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		408.81	/Parcel: 408.8	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,500	0	5,000.	399,000	651,500	651,500	Year End Roll	12/18/2019
2019	101	FV	200,300	0	5,000.	393,300	593,600	593,600	Year End Roll	1/3/2019
2018	101	FV	209,000	0	5,000.	302,100	511,100	511,100	Year End Roll	12/20/2017
2017	101	FV	209,000	0	5,000.	285,000	494,000	494,000	Year End Roll	1/3/2017
2016	101	FV	209,000	0	5,000.	262,200	471,200	471,200	Year End	1/4/2016
2015	101	FV	196,800	0	5,000.	245,100	441,900	441,900	Year End Roll	12/11/2014
2014	101	FV	196,800	0	5,000.	225,700	422,500	422,500	Year End Roll	12/16/2013
2013	101	FV	196,800	0	5,000.	225,700	422,500	422,500		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2020	Permit Visit	DGM	D Mann
8/30/2018	Meas/Inspect	BS	Barbara S
11/15/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	54112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

